

Board Agenda Item  
March 24, 2004

ADMINISTRATIVE - 1

Adoption of Minutes - March 10, 2004 Park Authority Board Meeting

ISSUE:

Approval of the minutes of the March 10, 2004, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the March 10, 2004, Park Authority Board meeting.

TIMING:

Board action is requested on March 24, 2004.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the March 10, 2004, Park Authority Board meeting

STAFF:

Michael A. Kane, Director  
Timothy K. White, Deputy Director  
Barbara J. Gorski, Administrative Assistant

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ACTION - 1

Contract Award - Athletic Fields and Related Work at Wakefield Park (Braddock District)

ISSUE:

Approval of a contract award to Tessa Construction & Tech. Co. LLC of Chantilly, Virginia in the amount of \$1,392,000 for construction of Athletic Fields and Related Work at Wakefield Park.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve a contract award to Tessa Construction & Tech Co. LLC of Chantilly, Virginia in the amount of \$1,392,000 for construction of Athletic Fields and Related Work at Wakefield Park. In addition, the Director recommends reserving \$139,200 or ten (10) percent of the contract award for contract contingency, \$83,250 or six (6) percent of the contract award for administrative costs, and \$15,000 for utility costs. **(This item was reviewed by the Planning and Development Committee on March 3, 2004, and approved for submission to the Park Authority Board.)**

Contract Award	\$ 1,392,000
Contract Contingency (10%)	\$ 139,200
Administrative Cost (6%)	\$ 83,250
Utilities	<u>\$ 15,000</u>

TOTAL COST	\$ 1,629,450
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TIMING:

Board action is requested on March 24, 2004, to maintain the project schedule.

BACKGROUND:

The FY2002 Work Plan includes a Capital Improvement Project to construct two 60-foot diamond fields and related facilities at Wakefield Park. Wakefield Park is a 292-acre Multiple Resource park located in the Braddock Magisterial District.

The Park Authority Board approved the project scope on October 10, 2001. The approved Wakefield Park scope includes construction of two 60-foot diamond ballfields to include site grading, storm drainage, field and parking lot lighting, irrigation, retaining

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wall, backstop, fencing, and parking. The approved scope also includes the removal of existing playground equipment.

Nine (9) sealed bids for construction of Athletic Fields and Related Work at Wakefield Park were received and opened on February 18, 2004, as summarized in Attachment 1. The apparent low bidder withdrew their bid based on the unintentional omission of a quantity of work, labor, and materials. Therefore the lowest responsible and responsive bidder was Tessa Construction & Tech Co. LLC. Their base bid of \$1,392,000 is \$230,197 or 14.2% below the Park Authority's pre-bid estimate of \$1,622,197 and \$201,036 below the next lowest bidder. The work is to be completed within 240 calendar days of Notice-to-Proceed. Tessa Construction & Tech Co. LLC holds an active Virginia Class A Contractors License. The Department of Tax Administration has verified that Tessa Construction & Tech Co. LLC has the appropriate Fairfax County Business, Professional and Occupational License (BPOL).

In order to identify sufficient funds to award this contract, staff met with the Action Plan Review Team (APRT) in conjunction with Department of Community and Recreation Services on March 17, 2004. Based on the results of this meeting, funding in the amount of \$134,450 was made available from Fund 303, General County Construction, Project 005000, Girl's Softball Field Lighting. As a condition of the availability of these funds, the APRT requested that any remaining contract award contingency funds associated with this contract award be made available to complete items previously identified in the approved project scope.

FISCAL IMPACT:

Based on the post-bid update, funding in the amount of \$1,629,450 is necessary to award this contract and to fund the associated contingency, administrative, and utility costs. Based on encumbrances and expenditures to date, funding is currently available in the amount of \$1,400,000 in Fund 370, Park Authority Bond Construction, Project 475502, Community Park Development, Detail 316, and in the amount of \$95,000 in Fund 303, General County Construction, Project 005007 Wakefield Softball Complex and in the amount of \$134,450 in Fund 303, General County Construction, Project 005000, Girl's Softball Field Lighting.

ENCLOSED DOCUMENTS:

Attachment 1: Bid Results  
Attachment 2: Scope of Work  
Attachment 3: Construction Cost Opinion  
Attachment 4: Site Plan

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Patricia D. Franckewitz, Director, Community and Recreation Services

Charlie Bittenbring, Acting Director, Park Services Division

Brian Daly, Director, Park Operations Division

John D. Pitts, Manager, Special Projects Branch

Timothy D. Scott, Project Manager, Special Projects Branch

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## ACTION - 2

### Authorization to Hold a Public Hearing on the Proposed Conceptual Development Plan for Laurel Hill Park (Mount Vernon District)

#### ISSUE:

Approval to hold a public hearing to present the Conceptual Development Plan for Laurel Hill Park and to receive public comment.

#### RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve holding a public hearing to present a Master Plan for Laurel Hill Park to the public. **(This item was reviewed by the Laurel Hill Ad Hoc Committee on March 3, 2004, and approved for submission to the Park Authority Board.)**

#### TIMING:

Park Authority Board approval is needed to maintain the project schedule.

#### BACKGROUND:

On July 15, 2002, the Fairfax County Board of Supervisors obtained title to 2,440 acres of land, which was formerly used as the site of the District of Columbia Department of Corrections in the Mount Vernon District. Proposed uses for this land include schools and other public facilities, county and regional parkland, adaptive reuse of historic structures, and limited redevelopment.

From the 2,440 acres Fairfax County received, the Park Authority received 1,186 acres for use as parkland. Within the 1,186 acres, 280 acres were designated for development of a public golf course. The Laurel Hill Golf Course is currently under construction. The remaining acreage is to be used for general park purposes. Parkland at Laurel Hill is encumbered with a number of development constraints that limit the type of recreation that can be developed. These constraints include resource protection areas, steep slopes, comprehensive plan guidelines and the eligible Historic District.

Park Authority staff initiated the first phase of the master plan analysis in January 2003. A planning consultant was selected (EDAW) to help with site analysis and master plan development of the site. The Park Authority Board approved a planning approach in October 23, 2002, to guide efforts of this high profile project.

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On April 8, 2003, an introductory public meeting was held to kick-off the official master planning process to the public. This meeting presented background information on the project and the time schedule for the planning process. Following the introductory meeting a series of public stakeholder meetings were held in late April to obtain input on park development. A draft Conceptual Development Plan was prepared from the input received from the stakeholder meetings, Park Authority Board Members, Park Authority staff and others involved in the project. This plan was presented to various citizen groups, public meetings and the Architectural Review Board during the summer and fall of 2003. In addition to presenting the draft plan, tours of the prison facilities and grand opening celebrations of the interim use athletic fields were held as a means to get public interest and support for the project.

The Laurel Hill Master Plan is part of the Planning and Development Division Work Plan. The project team, consisting of representatives from Resource Management, Park Services, Park Operations and Planning and Development Divisions, Northern Virginia Regional Park Authority, the Adaptive Re-use Citizens Advisory Committee and EDAW collaborated on the development of the master plan.

A public hearing must be held in order to receive public input on the draft Conceptual Development Plan. The public hearing is tentatively scheduled for May 4, 2004.

FISCAL IMPACT:

Staff salaries to complete this planning project will be from funds previously allocated for this project.

ENCLOSED DOCUMENTS:

Attachment 1: Draft Master Plan Report

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Brian Daly, Director, Park Operations Division

Cindy Messinger, Interim Director, Resource Management Division

Charlie Bittenbring, Acting Director, Park Services Division

John Pitts, Manager, Special Projects

Kelly Davis, Project Manager